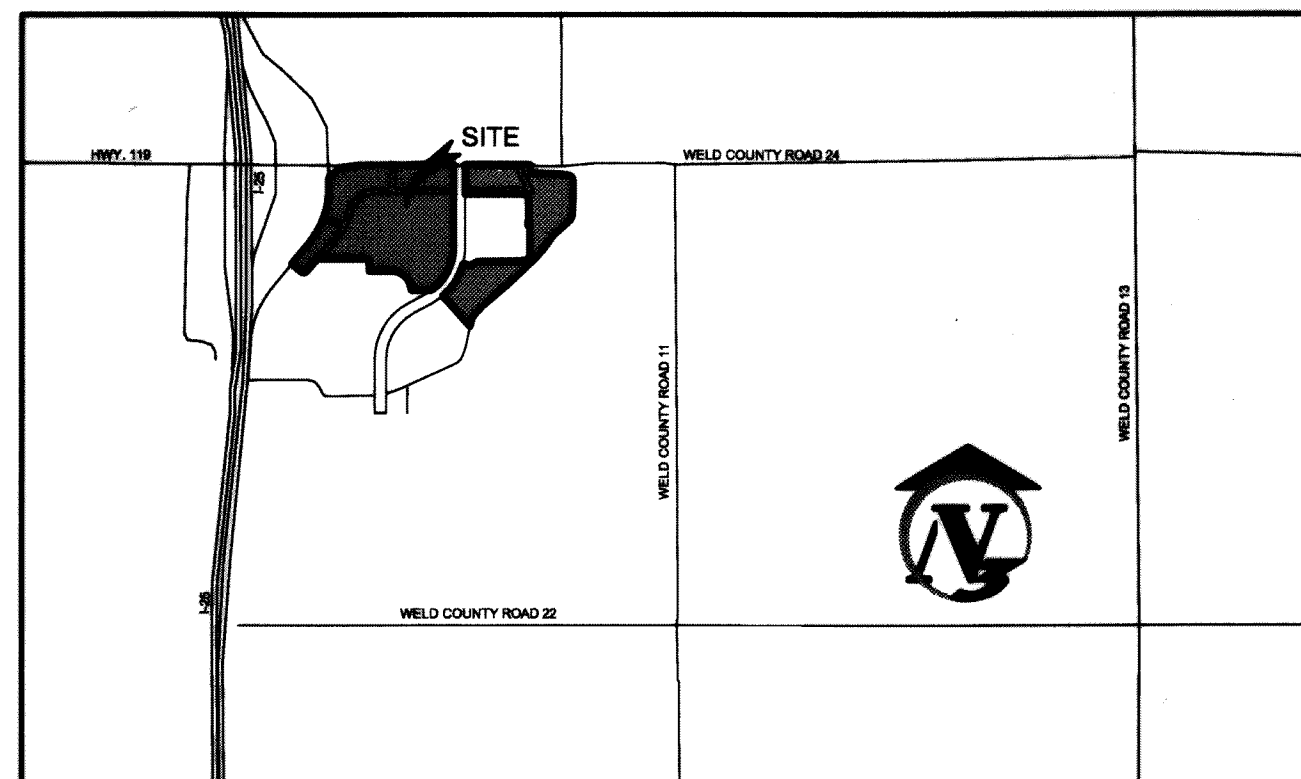


# FINAL PLAT FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF FIRESTONE CITY CENTRE FILING NO. 1 AND ALL OF FIRESTONE CITY CENTRE FILING NO. 2  
LOCATED IN THE NORTH HALF OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO  
SHEET 1 OF 2



VICINITY MAP  
1"=200'

## OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, GOOD TIMES DRIVE THRU INC., A COLORADO CORPORATION, AND HARMAN-MANAGEMENT CORPORATION, A UTAH CORPORATION, BEING THE OWNERS OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

ALL OF FIRESTONE CITY CENTRE FILING NO. 1 RECORDED AT RECEPTION NO. 3522365, EXCEPTING THEREFROM LOT 1 AND TRACT 1 WITHIN SAID FILING NO. 1, AND ALL OF FIRESTONE CITY CENTRE FILING NO. 2 RECORDED AT RECEPTION NO. 3551426, TOWN OF FIRESTONE, WELD COUNTY, COLORADO;

CONTAINING A TOTAL AREA OF 2,336,523 SQUARE FEET OR 53.639 ACRES, MORE OR LESS;

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE A 20 FOOT ACCESS EASEMENT AS SHOWN HEREON ON LOT 2, A UTILITY AND EMERGENCY VEHICULAR AND EMERGENCY PEDESTRIAN ACCESS EASEMENT OVER TRACTS I AND J, AND A 20 FOOT GRADING EASEMENT AS SHOWN HEREON.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC UTILITIES AND/OR QWEST, INC. WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR QWEST, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

## OWNER

OWNER: THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY  
BY: THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, ITS MANAGER

BY: MICHAEL STAENBERG, MANAGER

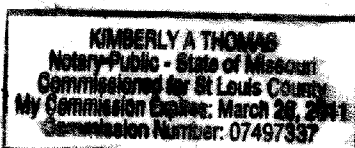
## NOTARY CERTIFICATE

STATE OF Missouri ) SS  
COUNTY OF St. Louis

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July, 2010, BY MICHAEL STAENBERG, AS MANAGER OF THF FIRESTONE INVESTORS, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY, MANAGER OF THF FIRESTONE DEVELOPMENT, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC  
3.26.2011  
MY COMMISSION EXPIRES



## OWNER

OWNER: HARMAN-MANAGEMENT CORPORATION, A UTAH CORPORATION

BY: James S. Jackson  
TITLE: CEO

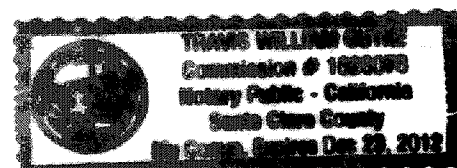
## NOTARY CERTIFICATE

STATE OF CA ) SS  
COUNTY OF San Diego

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF JUNE, 2010, BY James S. Jackson, AS CEO, OF HARMAN-MANAGEMENT CORPORATION, A UTAH CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC  
Dec. 23, 2012  
MY COMMISSION EXPIRES



## OWNER

OWNER: GOOD TIMES DRIVE THRU INC., A COLORADO CORPORATION

BY: [Signature]  
TITLE: Manager

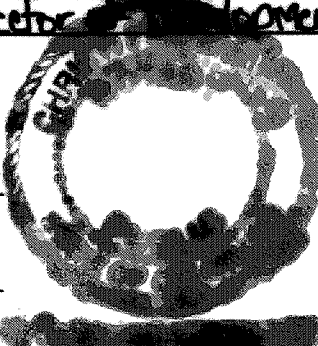
## NOTARY CERTIFICATE

STATE OF Colorado ) SS  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF June, 2010, BY Michael Staenberg, AS Manager OF GOOD TIMES DRIVE THRU INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC  
10/2/10  
MY COMMISSION EXPIRES



## MORTGAGEE

THE UNDERSIGNED COMMERCE BANK, N.A., A NATIONAL BANKING ASSOCIATION ("MORTGAGEE"), AS HOLDER OF THAT CERTAIN DEED OF TRUST RECORDED ON DECEMBER 26, 2007 AT RECEPTION NO. 3625811 (THE "MORTGAGE") ENCUMBERING THE REAL ESTATE AS SHOWN ON THIS PLAT, HEREBY CONSENTS TO THIS PLAT, AND MORTGAGEE HEREBY SUBORDINATES THE LIEN OF THE MORTGAGE TO THIS PLAT AND AGREES THAT THE RIGHTS UNDER THIS PLAT WILL NOT BE DISTURBED IN THE EVENT OF A FORECLOSURE UNDER THE MORTGAGE. FURTHER, THE TERMS AND CONDITIONS OF THIS PLAT SHALL BE BINDING UPON MORTGAGEE OR ANY THIRD PARTY AS THE PURCHASER AT FORECLOSURE UNDER THE MORTGAGE.

BY: [Signature]  
TITLE: Vice President

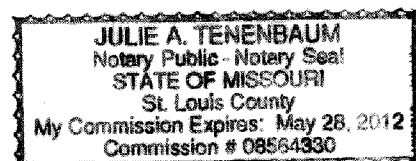
## NOTARY CERTIFICATE

STATE OF Missouri ) SS  
COUNTY OF St. Louis

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF July, 2010, BY James S. Jackson, AS CEO, OF COMMERCE BANK, N.A., A NATIONAL BANKING ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC  
May 23, 2012  
MY COMMISSION EXPIRES



## MORTGAGEE

THE UNDERSIGNED PFGI II, LLC, A COLORADO LIMITED LIABILITY COMPANY ("MORTGAGEE"), AS HOLDER OF THAT CERTAIN DEED OF TRUST RECORDED ON AUGUST 20, 2008 AT RECEPTION NO. 3573449 (THE "MORTGAGE") ENCUMBERING THE REAL ESTATE AS SHOWN ON THIS PLAT, HEREBY CONSENTS TO THIS PLAT, AND MORTGAGEE HEREBY SUBORDINATES THE LIEN OF THE MORTGAGE TO THIS PLAT AND AGREES THAT THE RIGHTS UNDER THIS PLAT WILL NOT BE DISTURBED IN THE EVENT OF A FORECLOSURE UNDER THE MORTGAGE. FURTHER, THE TERMS AND CONDITIONS OF THIS PLAT SHALL BE BINDING UPON MORTGAGEE OR ANY THIRD PARTY AS THE PURCHASER AT FORECLOSURE UNDER THE MORTGAGE.

BY: [Signature]  
TITLE: Manager

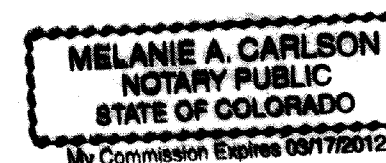
## NOTARY CERTIFICATE

STATE OF Colorado ) SS  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF July, 2010, BY [Signature], AS Manager OF PFGI II, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

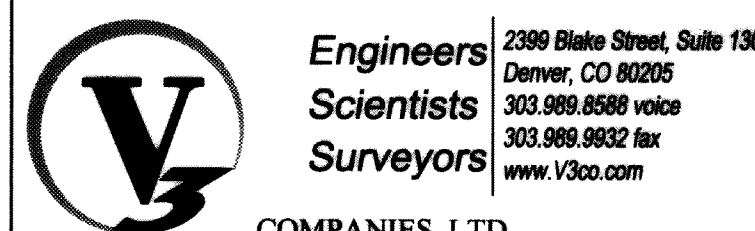
NOTARY PUBLIC  
3/17/2012  
MY COMMISSION EXPIRES



## GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105(3)(a) C.R.S.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, MONUMENTED AS SHOWN AND DESCRIBED HEREON.  
BEARINGS WERE DERIVED PER STATE PLAN COORDINATE GRID VALUES BETWEEN V3 CP1, WHICH WAS DERIVED BY AN OPUS SOLUTION, AND NGS MONUMENT FORD. SAID BEARING MEASURES N 02°15'05" W, NAD 83 (2007) COLORADO NORTH ZONE.
- THIS FINAL PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY V3 COMPANIES, LTD. TO DETERMINE OWNERSHIP OF THESE TRACTS, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, V3 COMPANIES, LTD. RELIED UPON TITLE COMMITMENT NO. FCC25088837, EFFECTIVE DATE MARCH 31, 2009 AT 5:00 PM, PREPARED BY LAND TITLE GUARANTEE COMPANY.
- THIS SITE IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WELD COUNTY, COLORADO, UNINCORPORATED AREA, COMMUNITY PANEL NUMBER 060208 0650 OF 1075, EFFECTIVE DATE SEPTEMBER 28, 1982 AND REVISED PER LOMR EFFECTIVE DATED JULY 14, 2003. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS. AS SHOWN FLOOD PLAIN DOES NOT REPRESENT A FIELD SURVEY BY V3 COMPANIES, LTD. OR THE SURVEYOR OF RECORD.
- BENCHMARK: ELEVATIONS ARE BASED ON THE CITY OF FIRESTONE BENCHMARK NO. 6, A CHISELED SQUARE ON THE SOUTH END OF THE HEAD WALL OF THE DITCH CROSSING UNDER I-25. ELEVATION = 4856.97' (NGVD 29)
- ALL DISTANCES ARE GROUND AND MEASURED IN U.S. SURVEY FEET.
- UPON AND AFTER RECORDATION, THIS PLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS PLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL EFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS PLAT, AND THAT THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH RECORDED PLATS UPON AND AFTER RECORDATION OF THIS PLAT.

PREPARED 04-07-2010



PURPORTED COPY

JOB NO. D08046 SHEET 1 OF 2

## RE-PLAT STATEMENT

FIRESTONE CITY CENTRE FILING NO. 3 HAS BEEN CREATED TO REPLACE THE RECORDED PLATS OF FIRESTONE CITY CENTRE FILING NO. 1 (EXCEPTING LOT 1 AND TRACT 1 WITHIN SAID FILING NO. 1) AND FIRESTONE CITY CENTRE FILING NO. 2. SAID FILINGS 1 AND 2 CONTAINED SCRIVENER AND GEOMETRIC BLUNDERS WHICH NEEDED CORRECTION VIA THIS RE-PLAT.

CORRECTIONS VIA THIS RE-PLAT ARE SHOWN TO THE BEST OF V3 COMPANIES, LTD. KNOWLEDGE AND BELIEF.

## OWNERS / DEVELOPER

THF FIRESTONE DEVELOPMENT, L.L.C.,  
C/O THF REALTY, INC.  
800 GRANT STREET, SUITE 610  
DENVER, CO 80203  
PHONE: 303.831.9300  
CONTACT: MICHAEL STAENBERG

GOOD TIMES DRIVE THRU INC.  
801 CORPORATE CIRCLE  
GOLDEN, CO 80401  
CONTACT: NICHOLAS CORBISHLEY

HARMAN-MANAGEMENT CORPORATION  
199 FIRST STREET, SUITE 212  
LOS ALTOS, CA 94022  
CONTACT: KAREN GUTKE

## TOWN OF FIRESTONE APPROVALS

THIS IS TO CERTIFY THAT THE FINAL PLAT OF FIRESTONE CITY CENTRE SUBDIVISION FILING NO. 3 WAS APPROVED ON THIS 17th DAY OF July, 2010, PURSUANT TO CHAPTER 18.14 OF THE FIRESTONE MUNICIPAL CODE, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

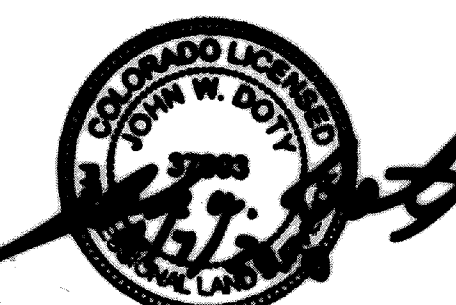
CLWA  
MAYOR

Judy A. Hegwood  
ATTY: TOWN CLERK



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT AND THAT THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION TO THE BEST OF V3 COMPANIES, LTD. KNOWLEDGE AND BELIEF.



JOHN W. DOTY, PLS NO. 37983  
FOR & ON BEHALF OF V3 COMPANIES, LTD.  
2399 BLAKE STREET, SUITE 130  
DENVER, CO 80205



